



Community Facilities

Vision Statement: Provide high quality public facilities and community services.

Goals, Objectives and Policies:

Goal COM-1. The City shall meet the existing and future public facilities needs of the City's residents and businesses through the provision of safe and efficient public facilities and services. The City constructs, maintains, and operates public facilities and services in an environmentally sensitive manner that is coordinated with the needs and efforts of other jurisdictions, and is compatible with the City's Future Land Use Map.

Objective COM-1.1. Maintain and enhance public facilities and delivery of services for both existing and future residents. The City shall allocate resources for the necessary provision, repair, replacement, and/or upgrading of facilities and services necessary to maintain locally adopted Level of Service (LOS) standards.

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Sanitary Sewer.

Goal COM-2. The City will protect the health and safety of the public by ensuring sanitary sewer treatment that meets established quality, is environmentally sound, cost effective and meets the City's present and future needs.

Objective COM-2.1. Ensure effective septic tank utilization for single-family and duplex land uses where they remain safe, efficient, and environmentally sound and the least costly long term method of disposal of sanitary waste. All other areas are to be efficiently and effectively serviced by sanitary sewer systems as financially feasible. This objective shall be achieved through the implementation of the following policies.

Policy COM-2.1.1. Vacant single-family residential lots can be developed and septic tanks installed provided certain conditions are met. These conditions are:

- Sewage loadings of gallons per day per square foot do not exceed those recommended by the septic tank code, for the size drainfield or absorption area that is available.
- Mounded soil absorption fields shall not be permitted.
- Connection to sanitary sewer shall be required upon availability of such service.
- A permit for such construction is issued and the work is approved.
- The lot is not located in a seasonally high water table which will impair proper functioning.
- The lot is not located in a wellfield protection area or where private wells are in use.
- Where connection to a public sewer line is not feasible.

Policy COM-2.1.2. Land uses, other than Residential Single-Family and Multi-Family categories that are presently on septic systems, shall be provided with sanitary sewer service on a priority basis as feasible.

Policy COM-2.1.3. New developments shall be required to connect to the sanitary sewer system in accord with City rules and procedures, which shall not be less restrictive than the Miami-Dade County Code. The Miami-Dade County regional wastewater treatment and disposal system shall operate with a design capacity of two (2%) percent above average daily flow for the preceding year.

Policy COM-2.1.4. Existing sanitary sewer systems within the jurisdiction of the City shall be operated at LOS not less restrictive than that provided for in the Miami-Dade County Code, Chapter 24, Environmental Protection, as amended. All sanitary sewer systems within the jurisdiction of the City shall be operated to provide the following minimum LOS:

- The local system shall maintain the design capacity to collect and dispose of one-hundred thirty-five (135) gallons of sewage per capita per day.
- All collection and treatment facilities shall maintain the capacity to transport and treat peak demand flow without overflow.

Policy COM-2.1.5. The City shall require the proper maintenance of septic tanks by the property owner to prevent pollution of groundwater.

Policy COM-2.1.6. The City shall continue to maintain a directory of tanks in use through the development permitting process, a record of tank inspections as may be conducted by others, and to include the following when service permits ready collection and reporting of such information: liquid depth; thickness of sludge; conditions of tank; conditions of drainfield; and, indications of the presence of hazardous materials.

Policy COM-2.1.7. The City will continue to monitor septic tank construction, operation, and maintenance, including:

- Approximate number of fixture units connected.
- Tank size.
- Date of original installation, dates of repairs and emptying.
- Tank location on site.
- Connection of garbage grinder, dishwasher or washing machine.
- Drainfield size.
- Drainfield location on site.
- Presence of hazardous materials.

Policy COM-2.1.8. Private sanitary sewer collection and pumping systems shall provide annual reports to the City regarding their estimated loads and overall conditions of their pumping stations and transmission systems. Reports should be prepared and certified by a Florida registered engineer. In addition, all private surveyors of sanitary sewer systems connected to the City should be required to provide the City with a copy of their current DERM operating permit on an annual basis, no later than February 1st of each year.

Policy COM-2.1.9. The City shall continue to review the impact of water use via meter readings from private system's potable water supplies and evaluate the individual system's impact on the City's sanitary sewerage facilities.

Policy COM-2.1.10. The conditions of gravity sanitary sewers, pump stations, and force main systems shall continue to be investigated. The following parameters should be reported:

- Capacities, compared to loading demands.
- Infiltration and inflow.
- Physical conditions, the need for repairs, and replacement.
- Operating pressures.
- Age, remaining service life support critical analysis of the systems condition and future needs.
- Reliability in emergency situations.



Policy COM-2.1.11. The City shall ensure that sanitary sewer facilities are provided to meet projected future demands as they are realized, at the required LOS. Facilities to meet new demands shall be provided for by those creating that demand and funded through the sanitary sewer impact fee. Such provision of facilities shall be by construction, payment of impact fees, or taxes, which shall lead to construction, or by binding agreement for construction assuring that required facilities are available to meet the concurrency requirements of this plan. Future demand estimates should be used to aid in the sizing and scheduling of such facilities, however, construction of facilities need only occur where actual demand is realized, and when such facilities will provide for operation at no less than the LOS standard applicable. The City shall coordinate with Miami-Dade Water and Sewer Authority to monitor and exchange information and management practices to insure LOS standards are being maintained.

Policy COM-2.1.12. All new lift stations within the City shall be required to have a limit of ten (10) hours per pump.

Policy COM-2.1.13. The City shall monitor the general operation of its sanitary sewer services to assure that no less than the minimum acceptable LOS standards are being provided. Such a monitoring program shall provide recommendations for needed capital improvement commitments in the Capital Improvements Budget and the City's existing Concurrency Management Program.

Policy COM-2.1.14. Water conservation practices utilized in support of the policies in the Natural Resources Element shall be employed including maintenance and operation to minimize groundwater and surface water infiltration. Inform the public as to effective use of restricted sanitary sewer plumbing fixtures, and participation in Miami-Dade programs to improve water conservation.

Solid Waste.

Goal COM-3. Provide efficient solid waste collection in order to protect the health, safety and environmental resources of the community and to maintain the appearance of the City.

Objective COM-3.1. Maintain solid waste collection operations in a safe, effective, environmentally sound and efficient manner, in balance with local and regional solid waste comprehensive plan policies. This objective shall be achieved through the implementation of the following policies.

Policy COM-3.1.1. The City shall be prepared to modify its solid waste collection practices in a manner consistent with any new solid waste recycling and hazardous waste practice requirements of the primary agencies responsible for solid waste disposal and recycling.

Policy COM-3.1.2. The City shall maintain solid waste collection services at the following LOS:

- Residential pickup is to be twice a week for household waste; once per week for trash; and once per week for recycling.
- Commercial service provided by private contract service, shall continue at a level of service as agreed upon by the parties, not less than once per week.

Policy COM-3.1.3. In cooperation with Miami-Dade County, the City shall provide and maintain a minimum acceptable LOS for solid waste collection at an annual average design generation rate of:

- Five pounds (5 lbs) per capita per day for residential garbage and trash; One half pound (0.5 lbs) per capita per day for residential recycling; and



- Seven pounds (7 lbs) per capita per day for non-residential service.

Certification of the availability and commitment of capacity by Miami-Dade and applicable private vendors shall be sufficient to demonstrate that such facilities are available to the site during the concurrency review process.

Policy COM-3.1.4. The City shall cooperate in the hazardous waste collection and disposal programs of Miami- Dade County by enforcing within the City's jurisdiction hazardous waste collection practices required by the county and other agencies with jurisdiction. The City shall coordinate with Miami-Dade County DERM in preparation and maintenance of an up-to-date list of all businesses in the City that store, use and/or dispose of hazardous and toxic materials and/or waste.

Policy COM-3.1.5. The City shall monitor the general operation of its solid waste collection services to assure the minimum acceptable LOS is being maintained. Such a monitoring program shall provide recommendations for needed capital improvements commitments in the Capital Improvements Budget and the City's established Concurrency Management Program.

Policy COM-3.1.6. The City shall continue to employ water conservation strategies and techniques to minimize the use of potable water in the provision of solid waste collection services. Such strategies shall include management attention to reducing unattended wash-down, self closing nozzles, and wash down schedules based upon need and not just time schedule. The City shall continue using recycling procedures for portions of water usage in its solid waste collection services.

Drainage.

Goal COM-4. Provide adequate stormwater drainage in order to protect against flood conditions and prevent degradation of quality of receiving waters.

Objective COM-4.1. Maintain surface and storm water drainage systems in a safe, effective, environmentally sound and efficient manner. This objective shall be achieved through the implementation of the following policies.

Policy COM-4.1.1. The City should continue to support adequate preventive maintenance programs for drainage systems.

Policy COM-4.1.2. Water conservation, natural resource conservation and related policies will be supported by inclusion in positive drain systems of pollution control facilities which will separate oils and greases as well as sediment and grit from the discharge waters, as resources permit.

Policy COM-4.1.3. Issue development orders only to projects that meet or exceed the minimum acceptable LOS standards for drainage and flood protection as reviewed through the City's Concurrency Management Program.

Policy COM-4.1.4. Assist property owners with general information related to flood zone per Federal Emergency Management Agency (FEMA) maps and available flood-proofing technology. Flood prone areas which represent substantial risk for occupants during disaster events should be considered for corrective action or targeted for special attention during disaster response actions.

Policy COM-4.1.5. The minimum acceptable Flood Protection LOS standards for the City shall be protection from the degree of flooding that would result for a duration of one day from a ten-year storm. All structures shall be constructed at, or above, the minimum floor elevation specified in the Flood Insurance Rate Maps for Coral Gables in Miami-Dade County, Florida. All new development must retain at least the first one inch (1") of storm water runoff on-site, or other non-public sites as may be secured for permanent services. Designs to meet this first inch criteria will be reviewed for design solutions to meet actual site conditions. The burden for the construction of such facilities shall be borne by the developer and/or owner of such sites. Failure of such facilities and subsequent corrections shall also be the responsibility of the developer and/or owner. The City may require greater than the first one inch on-site retention where the City establishes more restrictive rules in the public interest.

Policy COM-4.1.6. Promote the use of water conservation measures in stormwater management through the use of on-site retention of storm water, use of native vegetation with low water requirements to reduce irrigation demands, and community education in water conservation practices in development site planning and drainage design. This policy was revised beyond the EAR recommendations due to further review.

Potable Water.

Goal COM-5. The City of Coral Gables shall ensure that a safe potable water supply with sufficient quantity and quality to serve the City is available.

Objective COM-5.1. The potable water treatment and distribution system shall be maintained by the system owner and operators in a safe, effective, efficient, environmentally sound and reliable manner consistent with this Comprehensive Plan.

Policy COM-5.1.1. The minimum acceptable LOS standards of potable water shall be 155 gallons per day per capita and such water is to be delivered to users at a pressure of not less than twenty pounds per square inch (psi) and not greater than one-hundred (100) psi. The regional treatment system shall operate with a maximum daily rated capacity which is no less than two (2%) percent above the maximum day daily flow for the preceding year and an annual average daily capacity two (2%) percent above the average daily system demand for the preceding 5 years. Water quality shall meet or exceed all federal, state, and County primary standards for potable water; and system wide storage capacity for finished water shall equal no less than fifteen (15%) percent of the County-wide average daily demand.

Policy COM-5.1.2. The minimum acceptable Level of Service standards for fire flows shall be maintained at not less than:

- 500 gpm in single-family residential areas of densities of less than 5.8 units per acre;
- 750 gpm for single-family and duplex residential areas at densities of 5.8 dwelling units per acre or more;
- 1500 gpm in multi-family residential and low intensity commercial areas of two floors or less; and
- 3000 gpm in all other commercial and industrial areas.

Automatic fire suppression systems shall be required in all buildings of six floors or more.

Policy COM-5.1.3. The City shall seek to provide adequate water distribution and hydrants for all existing and new areas annexed and serviced by the Fire Department. All existing and new water distribution systems, fire hydrants and flows shall be in compliance with the National Fire Protection Standards (NFPA) and Insurance Services Office (ISO) requirements, as amended.



Policy COM-5.1.4. Water conservation practices, strategies and techniques shall be utilized to minimize the waste and unnecessary degradation of potable water sources and supplies and support the policies in the Natural Resources Element. The use of water efficient plumbing fixtures and public education in water conservation methods are to be continued by the City.

Objective COM-5.2. The City of Coral Gables shall comply with its 10-year Water Supply Facilities Work Plan, as required by section 163.3177(6)(c), F.S.. The Work Plan will be updated, at a minimum, every 5 years. The City of Coral Gables Water Supply Facilities Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the City's water demands for a 10-year period.

Policy COM-5.2.1. Comply with the 10-year Water Supply Facilities Work Plan and incorporate such work plan into the Coral Gables Comprehensive Plan.

Policy COM-5.2.2. Coordinate appropriate aspects of the City's Comprehensive Plan with the South Florida Water Management District's regional water supply plan adopted February 15, 2007 and with the Miami-Dade County 20-Year Water Supply Facilities Work Plan adopted April 24, 2008. The City shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.

Policy COM-5.2.3. The City shall coordinate the planning of potable water and sanitary sewer facilities and services and LOS standards within the Miami-Dade County Water and Sewer Department, DERM, the South Florida Water Management District, and the Lower East Coast Water Supply Plan Update.

Policy COM-5.2.4. The City shall coordinate with Miami-Dade County WASD by requiring applications to be reviewed by WASD during the site plan review process prior to approving a building permit, in order to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy for properties located within the City. Additional coordination efforts will occur between WASD and the City through the water allocation system. Monthly building permit data will be provided to MDWASD to track development activity within the City. The City will monitor proposed amendments to the Miami-Dade County Comprehensive Development Master Plan as they relate to water supply planning in the South Miami area and provide input as necessary.

Policy COM-5.2.5. The City Planning Director or a representative will attend the Miami-Dade Planners Technical Committee meeting or other County technical planners meeting to share information regarding water supply needs and coordinate water use issues as needed. The Planners Technical Committee is a council of professional planners representing local governments and public regulatory/review agencies in Miami-Dade County that addresses common concerns and shares resources toward solving planning problems.

Natural Ground Water Aquifer Recharge.

Goal COM-6. The functions of natural groundwater aquifer recharge areas within the City shall be protected and maintained.

Objective COM-6.1. Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. This objective shall be achieved through the implementation of the following policies.



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Policy COM-6.1.1. Encourage improved groundwater recharge by requiring all new construction projects to consider providing:

- Greater pervious open and green space.
- Pervious pavements.
- French drains, slab-covered trenches or drainage wells, and limit overflows.
- Allow direct overland flow discharge to surface waters (canals or bay) only when no other practical or effective method of storm water discharge is possible.
- Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control (grit and grease) is provided.

Policy COM-6.1.2. Encourage designs which will diminish groundwater withdrawals and increase high quality groundwater recharge. This policy was revised beyond the EAR recommendations due to further review.

Policy COM-6.1.3. Comply with SFWMD and Miami-Dade County Code and environmental protection rules for storm water disposal methods. Refer to the LOS for drainage for retention standards to be met.